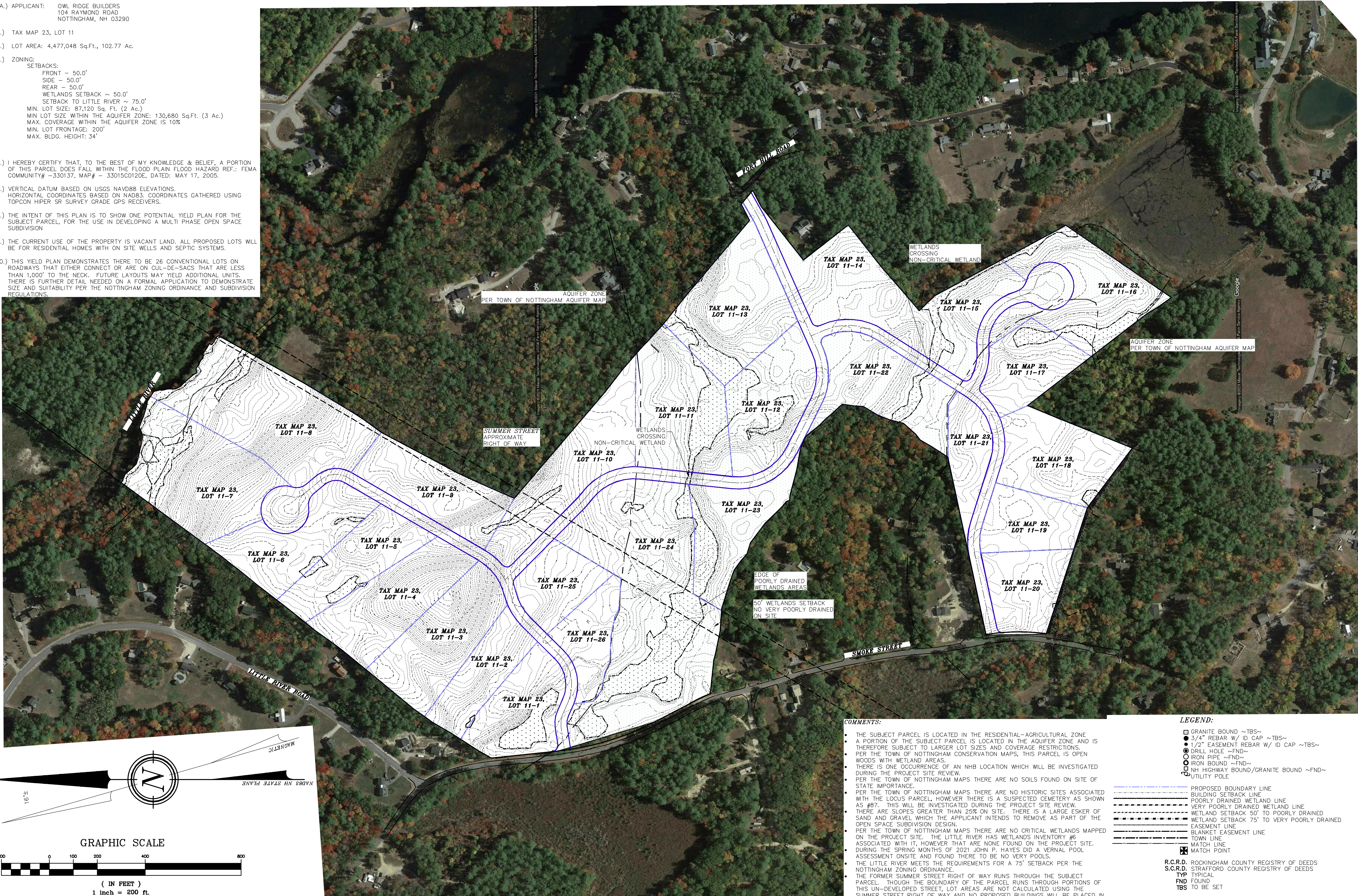


NOTES:

- 1.) OWNER: FREDERICK FERNALD
PO BOX 1805
WOLFEBORO, NH 03894
- 1A.) APPLICANT: OWL RIDGE BUILDERS
104 RAYMOND ROAD
NOTTINGHAM, NH 03290
- 2.) TAX MAP 23, LOT 11
- 3.) LOT AREA: 4,477,048 Sq.Ft., 102.77 Ac.
- 5.) ZONING:
SETBACKS:
FRONT - 50.0'
SIDE - 50.0'
REAR - 50.0'
WETLANDS SETBACK ~ 50.0'
SETBACK TO LITTLE RIVER ~ 75.0'
MIN. LOT SIZE: 87,120 Sq. Ft. (2 Ac.)
MIN LOT SIZE WITHIN THE AQUIFER ZONE: 130,680 Sq.Ft. (3 Ac.)
MAX. COVERAGE WITHIN THE AQUIFER ZONE IS 10%
MIN. LOT FRONTAGE: 200'
MAX. BLDG. HEIGHT: 34'
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, A PORTION OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330137, MAP# - 33015C0120C, DATED: MAY 17, 2005.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) THE INTENT OF THIS PLAN IS TO SHOW ONE POTENTIAL YIELD PLAN FOR THE SUBJECT PARCEL, FOR THE USE IN DEVELOPING A MULTI PHASE OPEN SPACE SUBDIVISION
- 9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- 10.) THIS YIELD PLAN DEMONSTRATES THERE TO BE 26 CONVENTIONAL LOTS ON ROADWAYS THAT EITHER CONNECT OR ARE ON CUL-DE-SACS THAT ARE LESS THAN 1,000' TO THE NECK. FUTURE LAYOUTS MAY YIELD ADDITIONAL UNITS. THERE IS FURTHER DETAIL NEEDED ON A FORMAL APPLICATION TO DEMONSTRATE SIZE AND SUITABILITY PER THE NOTTINGHAM ZONING ORDINANCE AND SUBDIVISION REGULATIONS.



COMMENTS:

- THE SUBJECT PARCEL IS LOCATED IN THE RESIDENTIAL-AGRICULTURAL ZONE.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED IN THE AQUIFER ZONE AND IS THEREFORE SUBJECT TO LARGER LOT SIZES AND COVERAGE RESTRICTIONS.
- PER THE TOWN OF NOTTINGHAM CONSERVATION MAPS, THIS PARCEL IS OPEN WOODS WITH WETLAND AREAS.
- THERE IS ONE OCCURRENCE OF AN NHB LOCATION WHICH WILL BE INVESTIGATED DURING THE PROJECT SITE REVIEW.
- PER THE TOWN OF NOTTINGHAM MAPS THERE ARE NO SOILS FOUND ON SITE OF STATE IMPORTANCE.
- PER THE TOWN OF NOTTINGHAM MAPS THERE ARE NO HISTORIC SITES ASSOCIATED WITH THE LOCUS PARCEL, HOWEVER THERE IS A SUSPECTED CEMETERY AS SHOWN AS #87. THIS WILL BE INVESTIGATED DURING THE PROJECT SITE REVIEW.
- THERE ARE SLOPES GREATER THAN 25% ON SITE. THERE IS A LARGE ESKEER OF SAND AND GRAVEL WHICH THE APPLICANT INTENDS TO REMOVE AS PART OF THE OPEN SPACE SUBDIVISION DESIGN.
- PER THE TOWN OF NOTTINGHAM MAPS THERE ARE NO CRITICAL WETLANDS MAPPED ON THE PROJECT SITE. THE LITTLE RIVER HAS WETLANDS INVENTORY #6 ASSOCIATED WITH IT, HOWEVER THAT ARE NONE FOUND ON THE PROJECT SITE.
- DURING THE SPRING MONTHS OF 2021 JOHN P. HAYES DID A VERNAL POOL ASSESSMENT ONSITE AND FOUND THERE TO BE NO VERY POOLS.
- THE LITTLE RIVER MEETS THE REQUIREMENTS FOR A 75' SETBACK PER THE NOTTINGHAM ZONING ORDINANCE.
- THE FORMER SUMMER STREET RIGHT OF WAY RUNS THROUGH THE SUBJECT PARCEL. THOUGH THE BOUNDARY OF THE PARCEL RUNS THROUGH PORTIONS OF THIS UN-DEVELOPED STREET, LOT AREAS ARE NOT CALCULATED USING THE SUMMER STREET RIGHT OF WAY AND NO PROPOSED BUILDINGS WILL BE PLACED IN THE APPROXIMATE RIGHT OF WAY.

LEGEND:

- GRANITE BOUND ~TBS~
- 3/4" REBAR W/ ID CAP ~TBS~
- 1/2" EASEMENT REBAR W/ ID CAP ~TBS~
- DRILL HOLE ~FND~
- IRON PIPE ~FND~
- IRON BOUND ~FND~
- NH HIGHWAY BOUND/GRANITE BOUND ~FND~
- UTILITY POLE
- PROPOSED BOUNDARY LINE
- BUILDING SETBACK LINE
- POORLY DRAINED WETLAND LINE
- VERY POORLY DRAINED WETLAND LINE
- WETLAND SETBACK 50' TO POORLY DRAINED
- WETLAND SETBACK 75' TO VERY POORLY DRAINED
- EASEMENT LINE
- BLANKET EASEMENT LINE
- TOWN LINE
- MATCH LINE
- MATCH POINT
- ROCKINGHAM COUNTY REGISTRY OF DEEDS
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP TYPICAL
- FND FOUND
- TBS TO BE SET

26 LOT YIELD PLAN

FOR
OWL RIDGE BUILDERS
LAND OF
FREDERICK FERNALD
SMOKE STREET
NOTTINGHAM, N.H.
TAX MAP 23, LOT 11

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 200 FT.

DATE : OCTOBER 1, 2021

FILE NO. : DB 2020 - 065

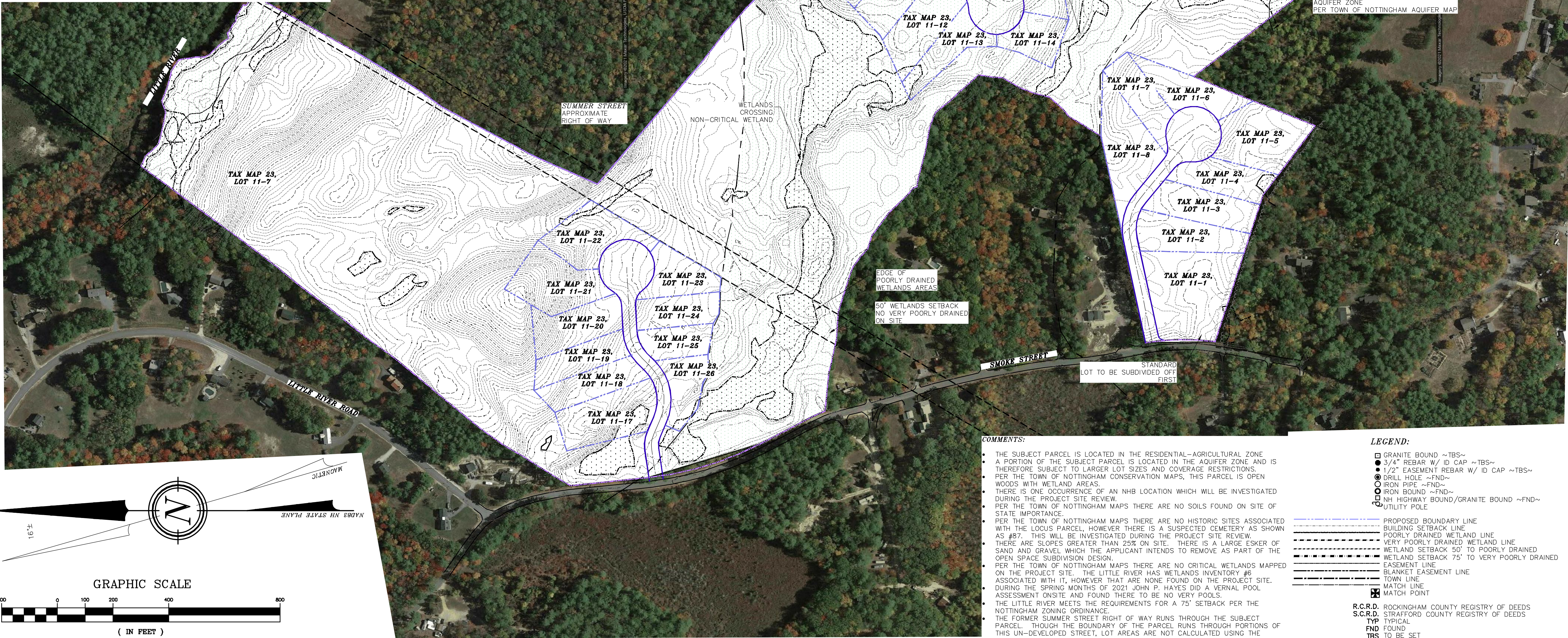
REVISION

DATE

DESCRIPTION

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- 9.) THE CURRENT USE OF THE PROPERTY IS VACANT LAND. ALL PROPOSED LOTS WILL BE FOR RESIDENTIAL HOMES WITH ON SITE WELLS AND SEPTIC SYSTEMS.
- 10.) THIS PLAN DEMONSTRATES THE PROPOSAL FOR 26 NEW RESIDENTIAL LOTS USING THE OPEN SPACE SUBDIVISION ORDINANCE. THE APPLICANT IS PROPOSING TO CREATE ONE FRONTAGE LOT ALONG SMOKE STREET, SHOWN AS 26-11-1. THEN IS PROPOSING TO DEVELOP ONE OF THE SMALL CUL-DE-SACS. THE ESKER ON LOTS 19, 20, 21 AND 22 WOULD BE REMOVED AS PART OF THE ROAD CONSTRUCTION FOR THAT ROAD PROJECT. THERE ARE NO PROPOSED WETLANDS CROSSING ASSOCIATED WITH THIS PROJECT DESIGN. CONDITIONAL USE PERMITS WOULD BE REQUESTED OF THE PLANNING BOARD TO REDUCE THE PERIMETER BUFFER IN AREAS WHERE THERE IS EITHER CONGRUENT DEVELOPMENT OR IS REMOTE TO SURROUNDING PROPERTIES. LOTS PROPOSED IN THE AQUIFER ZONE WOULD BE PROPOSED TO BE 45,000 SQUARE FEET IN SIZE WHICH REPRESENTS THE SAME INCREASE REQUIRED IN THE UNDERLYING ZONING AND STILL COMPLIES WITH THE MAXIMUM REQUIREMENT IN THE OPEN SPACE SUBDIVISION REGULATIONS.



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- R.C.R.D. ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.C.R.D. STRAFFORD COUNTY REGISTRY OF DEEDS
- TYP TYPICAL
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26 LOT DEVELOPMENT PLAN

FOR
OWL RIDGE BUILDERS
LAND OF
FREDERICK FERNALD
SMOKE STREET
NOTTINGHAM, N.H.
TAX MAP 23, LOT 11

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